



The View, 3 Culvert Road, Battersea SW11

Freehold development opportunity.



West End

Sloane Square Station

Chelsea

Albert Bridge

Battersea Bridge

The City

Chelsea Bridge

Battersea Power Station

Battersea Park

Battersea Park Station

Queenstown Road Station

THE VIEW

The opportunity.

The View, 3 Culvert Road, Battersea SW11

- Freehold development opportunity located moments from Battersea Park
- The proposed building will extend up to 17 storeys in height providing panoramic views over Battersea Park, the River Thames and the London skyline
- Full planning permission implemented for a mixed use scheme of 39 residential units and 16,275 sq ft GIA of office space with a total proposed area of 74,249 sq ft GIA including basement car parking
- The majority of the enabling works are complete, including construction of the foundations, basement box and ground floor slab
- The proposed office space has been pre-sold to a private family office on a 999 year lease, with a profit share arrangement on any enhanced value achieved
- Site extends to c. 0.15 acres (0.06 hectares)

“The development will benefit from panoramic views across Battersea Park, the River Thames and the London skyline.”

Location

The site is located in Battersea within the London Borough of Wandsworth. It lies c. 0.6 miles from both Queenstown Road Station and Battersea Park Station to the east and c. 0.9 miles to Clapham Junction to the south west. The development will benefit from panoramic views across Battersea Park, the River Thames and the London skyline.

The site is not within a conservation area but sits near to the Battersea Park Conservation Area to the north and the Latchmere Estate Conservation Area to the south.

The surrounding area is predominantly residential in nature, except for the Harris Academy directly adjacent and the high street frontage opposite on Battersea Park Road, which comprises commercial ground floor units with residential apartments above. The building typology is typically a mixture of low rise period terraced housing and mansion blocks, interspersed with larger, multistorey late twentieth century residential developments ranging from 4 to 22 storeys in height.

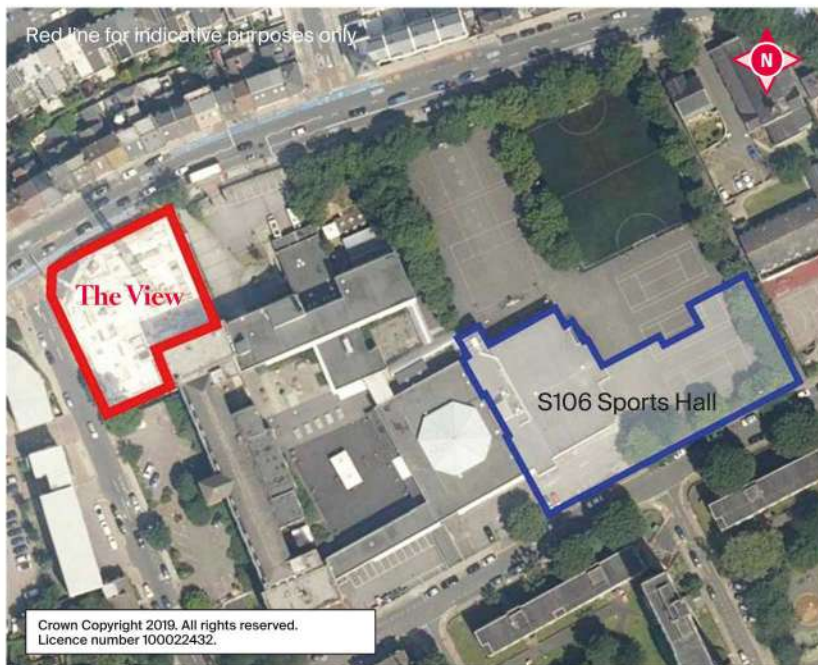
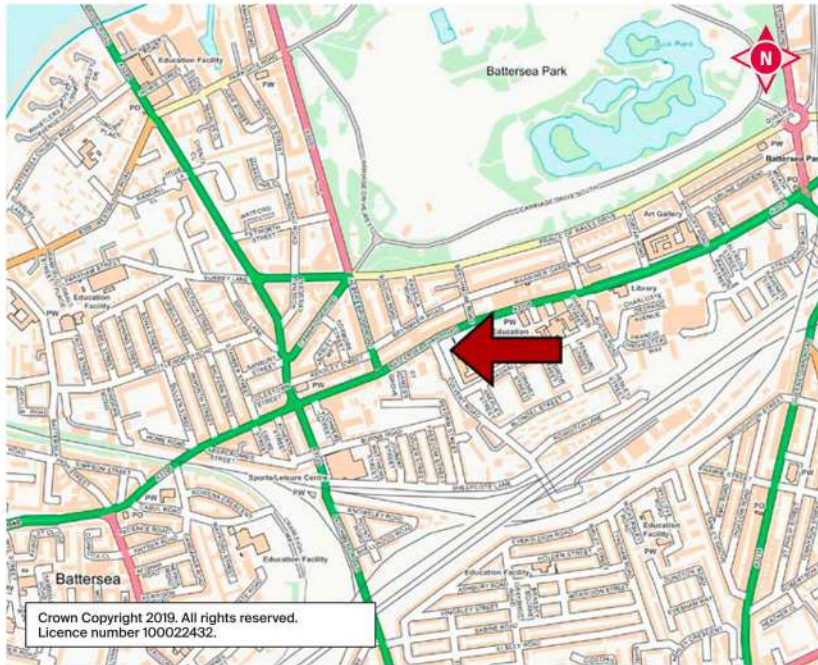
The most notable buildings of scale are the Castlemaine development c. 50m to the west of the site off Culvert Road extending to 22 storeys and the Park South building to the east on Battersea Park Road extending to 21 storeys.

Transport

The site benefits from a wide range of public transport services providing good access to Central London and the wider area. Queenstown Road Station and Battersea Park Station are both a 13 minute walk from the site from which London Victoria Station and London Waterloo Station can both be accessed within 10 minutes. Clapham Junction Station is a 19 minute walk offering both London Overground and National Rail services with extensive access across London, including direct services to Gatwick Airport within 25 minutes. There are 6 daytime bus routes within walking distance of the site. Cycle Superhighway 8 also operates along Battersea Park Road.

Description

The site extends to approximately 0.15 acres (0.06 hectares) and occupies a prominent corner position at the junction of Culvert Road and Battersea Park Road. The site was previously occupied by a caretaker's house and garden associated with the adjacent Harris Academy. This has since been demolished and the site has been cleared. It currently comprises a basement constructed to ground floor slab level.





Planning

The site was granted full planning permission in September 2017 (Ref 2016/4188) for 'Part Hybrid planning application (part detailed / part outline) for: 1) Outline approval for layout and massing only for a new sports hall in association with the Harris Academy; 2) Detailed approval for a building of part 11, 13 and 14 storeys with basement to provide a mixed use scheme including 39 residential units (Class C3) and 1,248 sq m GIA of offices (Class B1), with associated cycle parking spaces, 17 car parking spaces, landscaping and public realm improvements.'

This planning permission was superseded by a S73 variation (Ref 2017/6012) allowing reconfiguration of the ground floor commercial space, omission of commercial entrance doors and addition of fire escape, increase in basement size, relocation of substation to ground floor, increased building height by 0.87m, increased size of Flat D and other minor amendments.

Use	NSA		GIA		GEA	
	sq m	sq ft	sq m	sq ft	sq m	sq ft
Private Residential	2,639	28,406	3,327	35,812	-	-
Affordable Residential	622	6,695	772	8,310	-	-
Commercial	1,188	12,788	1,512	16,275	-	-
Ancillary	-	-	1,287	13,853	-	-
TOTAL	4,449	47,889	6,898	74,249	7,299	78,566

Summary of proposed areas

The proposed development incorporates 16,275 sq ft GIA of ground, first and second floor office space. This commercial element has been pre-sold to a family office on a 999 year lease, with a profit share arrangement on any enhanced value achieved. The formal agreement is available on the dataroom.

The scheme will include 8 affordable housing units located on the third and fourth floors.

The majority of the site enabling works have been carried out, including construction of the foundations, basement box and ground floor slab. Detailed design has been prepared up to tender stage for the remaining construction works.

The signed S106 agreement includes the obligation to construct a new Sports Hall for the adjacent Harris Academy. The contract has been let to specialist sports hall contractor Collinson PLC. Upon practical completion of the Sports Hall in May 2020 a land transfer will be triggered enabling occupation of the proposed residential units.



CGI of proposed Penthouse formal living area



CGI of proposed Flat B living view

Legal title and tenure

The property is held freehold. All pertinent information is available on the dedicated website. The property is sold subject to and/or with the benefit of any rights of way, easements or restrictions, which may exist, whether or not mentioned in these particulars.

Services

It is our understanding that mains, water, electricity, gas and drainage are provided. However, it is the responsibility of the purchaser to ensure that services are available and adequate for the proposed development.

Viewings

The site can be externally inspected from the public highway. Access to the site must be arranged strictly through prior appointment. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

VAT

We understand that the property has been elected for VAT.

Method of sale

The property is for sale by private treaty via informal tender.

Debt advisory

Knight Frank's Debt Advisory team advises those seeking to obtain real estate finance for developments or acquisitions. The team is on hand to guide and support clients throughout the financing process to make it simpler and faster and to secure optimal lending terms.

For more information, please contact:
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Further information

For further information please visit our dedicated website:

<https://www.land.knightfrank.com/view/TheView>

Password - **culvert** (all lower case)



CGI of proposed Flat C living area



CGI of proposed standard bathroom

Contact us.



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